

INCENTIVES TO LIMIT R-3 ZONING DEVELOPMENT

City Council
Issue Review Session
January 5, 2017

Presented By:

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Planning • Development Services • Code Compliance • Neighborhood Services • Special Projects



Staff to present an overview “How We Got Here”

What neighborhoods have R-3 or Multi-Family Zoning with Single-Family use

What’s in our toolbox?

- Incentive options Council consideration for preservation of neighborhoods

Mayor and Council to provide Staff specific direction or seek additional research if desired

Neighborhoods with Single-Family In Multi-Family Residential Zoning



Wilson Art & Garden,
Maple Ash Neighborhoods



Riverside Neighborhood



East Rio Neighborhood

1. Character-Defining Design Principles



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2. Historic Designation [Overlay Zoning]



BOUNDARY
OPTION "A"
(as nominated)

77% contributing

Contributing
property (showing
existing historic
designation:
TR = Tempe Register
NR=National Register)

Non-Contributing
property

Vacant

GAGE
ADDITION
PARK TRACT &
COLLEGE VIEW
SUBDIVISIONS
(MAPLE ASH
VICINITY)

Determinations
based on
Ryden 1997,
Soliday 2001 +
HPO staff field
observations,
23 + 28 Aug'06



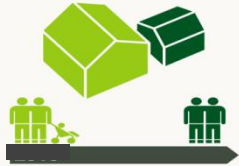
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3. Accessory Dwelling Unit [ADUs]

Accessory Dwelling Units

LIVE
RENT



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4.

Voluntary Down-Zoning



Gage Addition [1909]
University Dr south to 10th St



Park Tract [1924]
10th St south to 13th St



College View [1945]
13th St south to U.P.R.R. curve